

Appendix D  
Cultural Resources Assessment

I-15 Logistics Project  
Draft Environmental Impact Report

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# CULTURAL RESOURCES ASSESSMENT

## Caprock Warehouse Project

Fontana, San Bernardino County, California

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Project No. MBI1705

### **National Archaeological Data Base Information:**

*Type of Study:* Intensive

*Resources Recorded:* Historic-era Buildings at 4053, 4055, and 4175 Lytle Creek Road

*Keywords:* Fontana, Perdew, Grapeland, Gretchel, Field Stone Masonry

*USGS Quadrangle:* 7.5-minute Devore, California (1996)



**BCRCONSULTING LLC**

November 17, 2017

## MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to Michael Baker International to conduct a Cultural Resources Assessment of the Caprock Warehouse Project (114.32 acres; the project) located in the City of Fontana (City), San Bernardino County, California. Tasks completed for the scope of work include a cultural resources records search, additional research, an intensive-level pedestrian cultural resources survey, and a paleontological resources overview. These tasks were performed in partial fulfillment of California Environmental Quality Act (CEQA) requirements. The records search revealed that 28 cultural resource studies have taken place resulting in the recording of 25 cultural resources within a one-mile radius of the project site. The nearest cultural resource was a historic-period transmission alignment (designated P-36-7694H) located adjacent to the northwestern project boundary. The nearest prehistoric resource was a prehistoric artifact concentration (designated P-36-1416) approximately ½ mile to the north of the northern edge of the project site. While several studies assessed adjacent parcels, none of the 28 previous studies have assessed any portion of the project site and no cultural resources have been previously recorded within the project site boundaries.

During the field survey, BCR Consulting archaeologists identified three properties containing historic-era buildings, at 4053, 4055, and 4175 Lytle Creek Road. Two of the three properties (4053 and 4175 Lytle Creek Road) are not eligible for listing in the California Register of Historical Resources (California Register) and as such are not considered significant resources under CEQA. No additional cultural resources work or monitoring are necessary for these two properties. However, BCR Consulting recommends that the house at 4055 Lytle Creek Road is eligible for listing under Criteria 1 and 3 of the California Register, and as such is considered a historical resource (i.e. significant) under CEQA. CEQA guidelines state that “a project that may cause a substantial adverse change in the significance of a historical resource...may have a significant effect on the environment.” Furthermore, substantial adverse change is defined by the California Public Resource Code as “demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired” (PRC §5020.1[q]). The demolition of the house at 4055 Lytle Creek Road would constitute a “substantial adverse change in the significance of a historical resource.”

Preservation in place is the preferred manner of mitigating impacts to historical resources under CEQA. Where preservation is not an option, a data collection mitigation has been developed in which potential adverse effects of the proposed demolition would be reduced.

**Data Collection Mitigation.** Prior to any project-related impacts, the City shall complete or require the completion of Historic American Building Survey (HABS) *style* photographic documentation of the historical resource at 4055 Lytle Creek Road. While the photographs will meet HABS standards, only local curation (and no federal curation or involvement) will be necessary. The photographic documentation will be provided to the City (and any required local repositories) for curation. However:

In most cases the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of an historical resource (14 CCR § 15126.4(b)). However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of

significance. In this context, recordation serves a legitimate archival purpose. The level of documentation required as a mitigation should be proportionate with the level of significance of the resource (California Office of Historic Preservation 2001:6).

Through the implementation of this mitigation measure, impacts to the project site would be reduced. However it may not be possible to reduce those impacts below a level of significance.

**Accidental Discoveries.** If previously undocumented cultural resources are identified during earthmoving activities associated with development of the project site, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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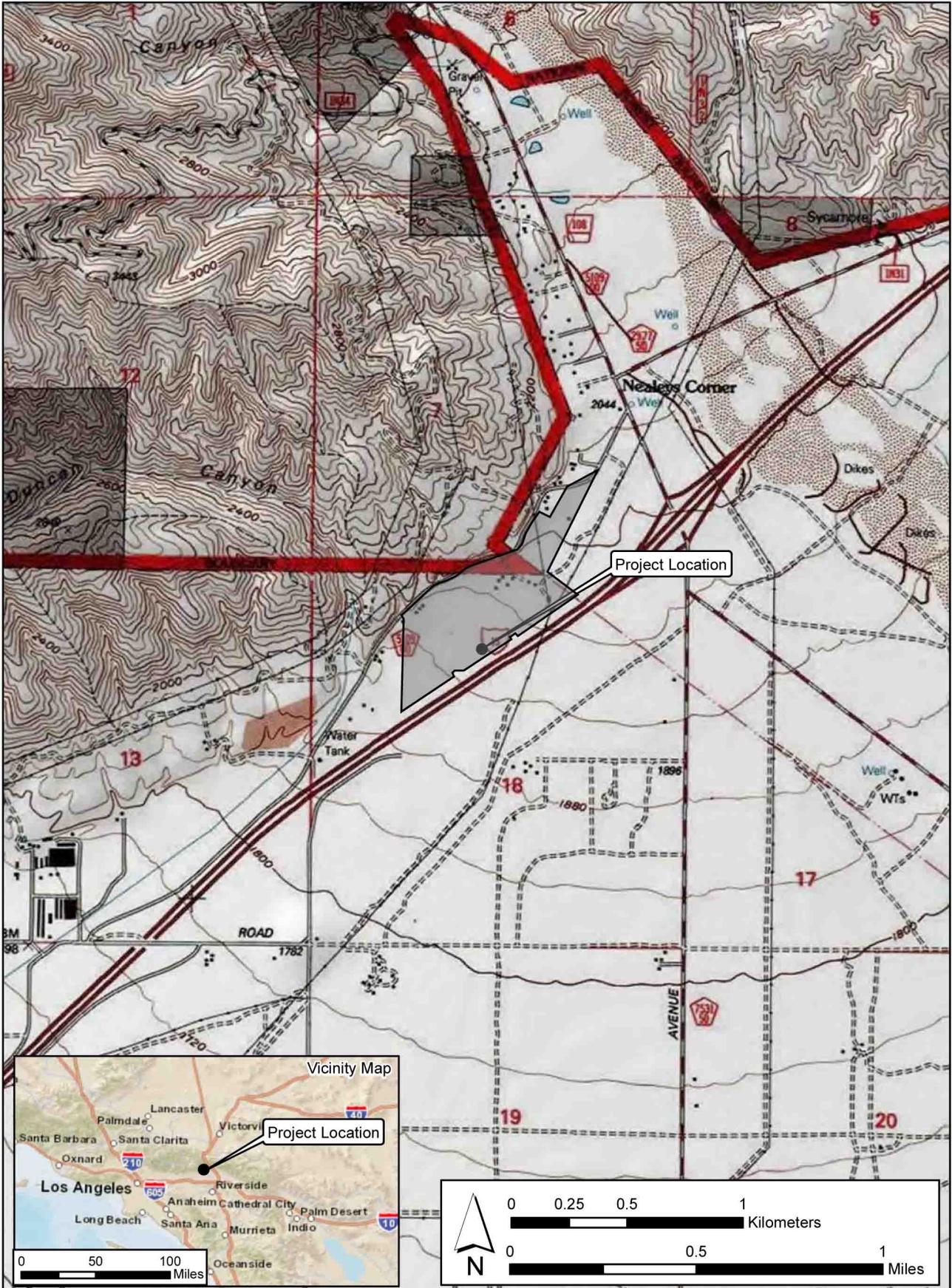
## INTRODUCTION

BCR Consulting LLC (BCR Consulting) is under contract to Michael Baker International to conduct a Cultural Resources Assessment of the Caprock Warehouse Project (114.32 acres; the project) located in the City of Fontana (City), San Bernardino County, California. An intensive-level pedestrian cultural resources survey of the project site was completed in partial fulfillment of California Environmental Quality Act (CEQA) requirements. The project site is located in Sections 7 and 18, as well as a non-sectioned portion, of Township 1 North, Range 5 West, San Bernardino Baseline and Meridian, in the City of Fontana. It is depicted on the United States Geological Survey (USGS) *Devore, California* (1996) 7.5-minute topographic quadrangle (Figure 1).

## NATURAL SETTING

The elevation of the project site ranges from approximately 1890 to 2030 feet above mean sea level (AMSL). The property has been subject to disturbances related to surface erosion, agricultural activities, and building and road construction. The project site is covered with Holocene alluvial-fan deposits (Qyf 5) derived from the San Gabriel Mountains via the Lytle Creek flood zone. This slightly dissected alluvium dominates north-eastern Fontana (Morton and Matti 2001). The current study has not yielded any evidence that sediments have produced raw materials used in prehistoric tool manufacture within one mile of the project site. Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971:36-37). The project site is flat, although the general slope conveys local water from north to south (USGS 1996).

Seasonal grasses cover the majority of the project site and a stand of mature eucalyptus trees are growing in the central area. Although recent and historical impacts have decimated local vegetation, remnants of a formerly dominant coastal sage scrub vegetation community have been sporadically observed in the area. Signature plant species include black sage (*Salvia mellifera*), California brittlebush (*Encelia californica*), California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*), deerweed (*Lotus scoparius*), golden yarrow (*Eriophyllum confertiflorum*), laurel sumac (*Malosma laurina*), lemonadeberry (*Rhus integrifolia*), poison oak (*Toxicodendron diversilobum*), purple sage (*Salvia leucophylla*), sticky monkeyflower (*Mimulus aurantiacus*), sugar bush (*Rhus ovate*), toyon (*Heteromeles arbutifolia*), white sage (*Salvia apiana*), coastal century plant (*Agave shawii*), coastal cholla (*Opuntia prolifera*), Laguna Beach liveforever (*Dudleya stolonifera*), many-stemmed liveforever (*Dudleya multicaulis*), our Lord's candle (*Yucca whipplei*), prickly pear cactus (*Opuntia sp.*) (Williams et al. 2008:118-119). Signature animal species within Coastal Sage Scrub habitat include the kangaroo rat (*Dipodomys sp.*), California horned lizard (*Phrynosoma coronatum frontale*), orange throated whiptail (*Cnemidophorus hyperthrus*), San Diego horned lizard (*Phrynosoma coronatum blainvillii*), brown-headed cowbird (*Molothrus ater*), California gnatcatcher (*Polioptila californica californica*), California quail (*Callipepla californica*), and San Diego cactus wren (*Campylorhynchus brunneicapillus sandiegensis*) (Williams et al. 2008:118-120). Local native groups made use of many of these species (see Lightfoot and Parrish 2008).



## CULTURAL SETTING

### Prehistoric Context

The local prehistoric cultural setting has been organized into many chronological frameworks (see Warren and Crabtree 1986; Bettinger and Taylor 1974; Lanning 1963; Hunt 1960; Wallace 1958, 1962, 1978; Campbell and Campbell 1935), although there is no definitive sequence for the region. The difficulties in establishing cultural chronologies for western San Bernardino County are a function of its enormous size and the small amount of archaeological excavations conducted there. Moreover, throughout prehistory many groups have occupied the area and their territories often overlap spatially and chronologically resulting in mixed artifact deposits. Due to dry climate and capricious geological processes, these artifacts rarely become integrated in-situ. Lacking a milieu hospitable to the preservation of cultural midden, local chronologies have relied upon temporally diagnostic artifacts, such as projectile points, or upon the presence/absence of other temporal indicators, such as groundstone. Such methods are instructive, but can be limited by prehistoric occupants' concurrent use of different artifact styles, or by artifact re-use or re-sharpening, as well as researchers' mistaken diagnosis, and other factors (see Flenniken 1985; Flenniken and Raymond 1986; Flenniken and Wilke 1989). Recognizing the shortcomings of comparative temporal indicators, this study recommends review of Warren and Crabtree (1986), who have drawn upon this method to produce a commonly cited and relatively comprehensive chronology.

### Ethnography

Although no prehistoric sites have been locally recorded, in general the project site is situated at an ethnographic nexus peripherally occupied by the Gabrielino and Serrano. Each group consisted of semi-nomadic hunter-gatherers who spoke a variation of the Takic language subfamily. Individual ethnographic summaries are provided below.

**Gabrielino.** The Gabrielino probably first encountered Europeans when Spanish explorers reached California's southern coast during the 15th and 16th centuries (Bean and Smith 1978; Kroeber 1925). The first documented encounter, however, occurred in 1769 when Gaspar de Portola's expedition crossed Gabrielino territory (Bean and Smith 1978). Other brief encounters took place over the years, and are documented in McCawley 1996 (citing numerous sources). The Gabrielino name has been attributed by association with the Spanish mission of San Gabriel, and refers to a subset of people sharing speech and customs with other Cupan speakers (such as the Juaneño/Luiseño/Ajachemem) from the greater Takic branch of the Uto-Aztecan language family (Bean and Smith 1978). Gabrielino villages occupied the watersheds of various rivers (locally including the Santa Ana) and intermittent streams. Chiefs were usually descended through the male line and often administered several villages. Gabrielino society was somewhat stratified and is thought to have contained three hierarchically ordered social classes which dictated ownership rights and social status and obligations (Bean and Smith 1978:540-546). Plants utilized for food were heavily relied upon and included acorn-producing oaks, as well as seed-producing grasses and sage. Animal protein was commonly derived from rabbits and deer in inland regions, while coastal populations supplemented their diets with fish, shellfish, and marine mammals (Boscana 1933, Heizer 1968, Johnston 1962, McCawley 1996). Dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles were specifically not utilized as a food source (Kroeber 1925:652).

**Serrano.** Kroeber (1925) applied the generic term “Serrano” to four groups, each with distinct territories: the Kitanemuk, Tataviam, Vanyume, and Serrano. Only one group, in the San Bernardino Mountains and West-Central Mojave Desert, ethnically claims the term Serrano. Bean and Smith (1978) indicate that the Vanyume, an obscure Takic population, was found along the Mojave River at the time of Spanish contact. The Kitanemuk lived to the north and west, while the Tataviam lived to the west. All may have used the western San Bernardino County area seasonally. Serrano villages consisted of small collections of willow-framed domed structures situated near reliable water sources. A lineage leader administered laws and ceremonies from a large ceremonial house centrally located in most villages. Local Serrano relied heavily on acorns and piñon nuts for subsistence, although roots, bulbs, shoots, and seeds supplemented these. When available, game animals commonly included deer, mountain sheep, antelope, rabbits, small rodents, and various birds –particularly quail (Bean and Smith 1978:571).

## History

Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present).

**Spanish Period.** The first European to pass through the area is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771 near what today is Pasadena (Beck and Haase 1974). Garces was followed by Alta California Governor Pedro Fages, who briefly explored the region in 1772. Searching for San Diego Presidio deserters, Fages had traveled through Riverside to San Bernardino, crossed over the mountains into the Mojave Desert, and then journeyed westward to the San Joaquin Valley (Beck and Haase 1974).

**Mexican Period.** In 1821, Mexico overthrew Spanish rule and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions, reorganized as parish churches, lost their vast land holdings, and released their neophytes (Beattie and Beattie 1974).

**American Period.** The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861–1862, followed by a significant drought further diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19<sup>th</sup> century, set the stage for diversified economic pursuits that have continued to proliferate to this day (Beattie and Beattie 1974; Cleland 1941).

**Local Sequence (see Appendix A for citations).** In 1851, Mormons settling in the San Bernardino Valley purchased the land from Don Antonio Maria Lugo. Early communities in the San Bernardino County area started with this group of Mormons, although most returned to Salt Lake City in 1857. The Southern Pacific Railroad moved into the San Bernardino Valley in 1875, and the Santa Fe Railroad built a stop in the Fontana area in 1887, naming it Rosena. A trickle of settlement continued, and there were around 25 families living there by the time A. B. Miller arrived in 1905. He purchased the land the next year, and a town was laid out in 1909. Settlement was successfully promoted by a dedication ceremony and celebration in 1913, at which a number of plots in the area were sold. By 1927, there were 399 families with land in the area, and the township was officially created in 1929.

The Semi-Tropic Water and Land Company incorporated in 1887 in order to sell real estate and water rights in San Bernardino County. The company acquired 285,000 acres of land along ten miles of Lytle Creek, giving it riparian rights and allowing it to control and sell the water. The company laid out small towns including Fontana, Rialto, Sansevaive, and Bloomington on its land holdings. In 1891, the company subdivided most of the land surrounding the town sites into 20-acre parcels it called “farm lots.”

Fontana remained an agricultural area for the first few decades of its existence; citrus, grain, grape, poultry, cattle, and swine production formed the basis of the local economy. World War II changed this dynamic with the establishment of the Fontana Kaiser Steel plant in 1942, the first steel mill west of the Mississippi. Fontana quickly became the West Coast’s leading steel producer, and the plant remained in operation until 1984. Mickey Thompson’s Fontana International Drag Way, an important drag racing strip, was established in the 1950s. While it no longer operates, Fontana retains a connection to drag racing with both a new drag strip and an automobile museum. Today, Fontana has a population of over 175,000 and occupies approximately 56 square miles. Shipping and trucking play a major role in the city’s economy.

## **PERSONNEL**

David Brunzell, M.A., RPA acted as the Project Manager and Principal Investigator for the current study. Mr. Brunzell also wrote the technical report with contributions from BCR Consulting Staff Architectural Historian Kara Brunzell. Ms. Brunzell completed Department of Park and Recreation (DPR) 523 Forms and evaluated the buildings for California Register of Historical Resources (California Register) eligibility. BCR Consulting Staff Archaeologist Nicholas Shepetuk performed the cultural resources records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. BCR Consulting Staff Historian Ynez Barber completed additional research through various archives and repositories. Mr. Shepetuk and Ms. Barber completed the pedestrian field survey and identified and recorded the historic-period buildings.

## **RESEARCH DESIGN**

This work was completed pursuant to CEQA, the Public Resources Code (PRC) Chapter 2.6, Section 21083.2, and California Code of Regulations (CCR) Title 14, Chapter 3, Article 5, Section 15064.5. The pedestrian cultural resources survey was intended to locate and document previously recorded or new cultural resources, including archaeological sites, features, isolates, and historic-period buildings, that exceed 45 years in age within defined project boundaries. The project site was examined using 15 meter transect intervals, where

accessible. This study is intended to determine whether cultural resources are located within the project boundaries, whether any cultural resources are significant pursuant to the above-referenced regulations and standards, and to develop specific mitigation measures that will address potential impacts to existing or potential resources. Tasks pursued to achieve that end include:

- Cultural resources records search to review any studies conducted and the resulting cultural resources recorded within a one-mile radius of the project boundaries
- Additional research through various local and regional resources
- Systematic pedestrian survey of the entire project site
- Evaluation of California Register eligibility for any cultural resources discovered
- Development of recommendations and mitigation measures for cultural resources documented within the project boundaries, following CEQA
- Completion of DPR 523 forms for any discovered cultural resources.
- Vertebrate paleontology resources report through Dr. Samuel McLeod of the Los Angeles County Natural History Museum

## METHODS

### Research

**Records Search.** On September 28, 2017 (prior to the field survey) a records search was conducted at the SCCIC at California State University, Fullerton. This archival research reviewed the status of all recorded historic and prehistoric cultural resources, and survey and excavation reports completed within one mile of the current project. Additional resources reviewed included the National Register, the California Register, and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

**Additional Research.** BCR Consulting performed additional research through records of the General Land Office Maintained by the Bureau of Land Management, the San Bernardino County Assessor, the San Bernardino County Historical Archives, the Fontana Historical Society, and through various Internet resources.

### Field Survey

An intensive-level cultural resources field survey of the project site was conducted on October 19, 2017. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across 100 percent of the project site, where accessible. Cultural Resources were recorded on DPR 523 forms. Ground visibility averaged approximately 80 percent within project boundaries. Digital photographs were taken at various points within the project site. These included overviews as well as detail photographs of all cultural resources. Cultural resources were recorded per the California OHP *Instructions for Recording Historical Resources* in the field using:

- Detailed note taking for entry on DPR Forms (see Appendix A)
- Hand-held Garmin Global Positioning systems for mapping purposes
- Digital photography of all cultural resources (see Appendix A and C).

## RESULTS

### Research

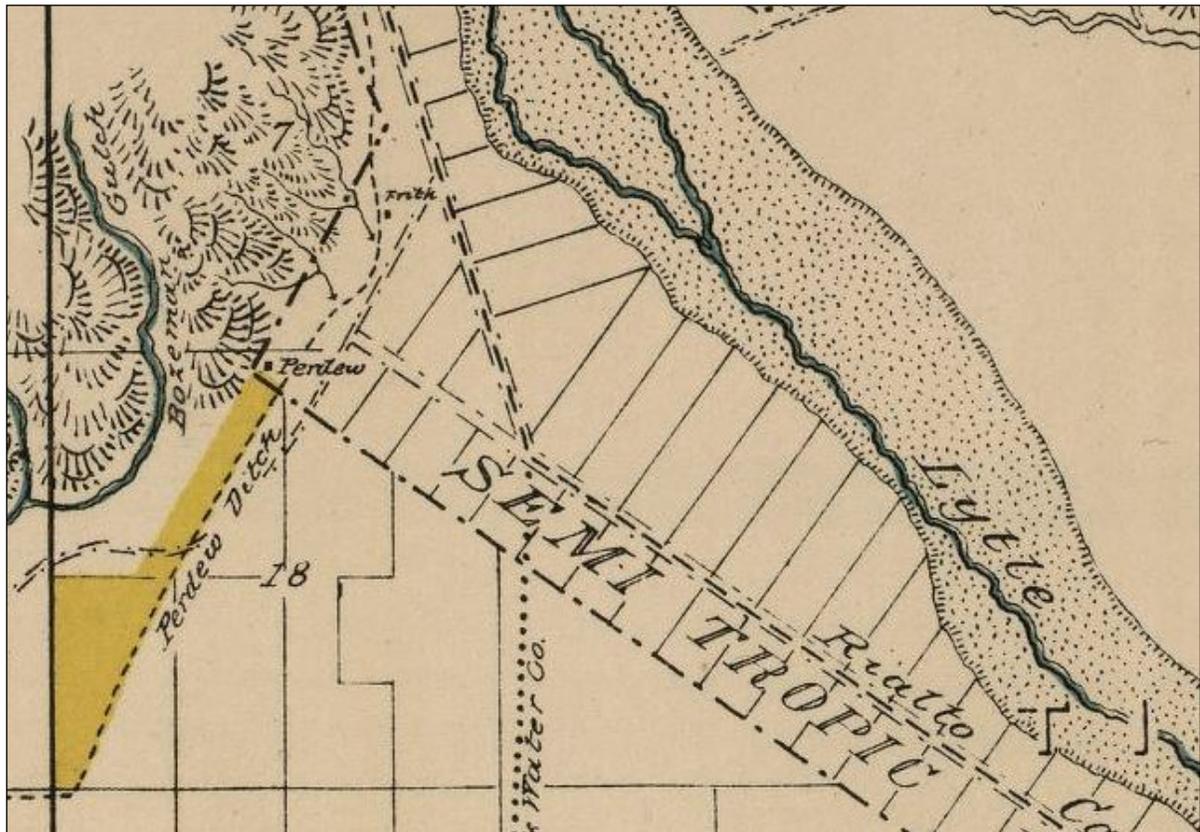
**Records Search.** Data from the SCCIC revealed that 28 cultural resource studies have taken place resulting in the recording of 25 cultural resources within a one-mile radius of the project site. The nearest cultural resource was a historic-period transmission alignment (designated P-36-7694H) located adjacent to the northwestern project boundary. The nearest prehistoric resource was a prehistoric artifact concentration (designated P-36-1416) approximately one-half mile to the north of the northern edge of the project site. While several studies assessed adjacent parcels, none of the 28 previous studies have assessed any portion of the project site and no cultural resources have been previously recorded within the project site boundaries. The records search is summarized as follows:

**Table A. Cultural Resources and Reports Located Within One Mile of the Project Site**

USGS 7.5 Minute Quadrangle	Cultural Resources Within One Mile of Project Site	Studies Within One Mile of Project Site
<i>Devore, California</i> (1996)	P-36-1416, 4296, 6109H, 6110H, 6111H, 6698, 6699H, 6701H, 6702H, 6703, 6704H, 6706H, 7084, 7085, 7296H, 7694H, 8857H, 10878H, 11678, 11679H, 12739, 12740H, 12741H, 12742H, 31276	SB-106-0258, 1307, 1407, 1578, 1751, 1847, 2621, 2713, 3534, 3540, 3541, 4012, 4013, 4015, 4204, 4552, 4553, 4555, 5178, 5179, 5691, 6615, 6905, 6982, 6984, 7517, 7565, 7582

**Additional Research.** Additional research was performed for the project site to provide the following context for the three properties developed during the historic era (i.e. greater than 45 years ago) within its boundaries (see also Field Survey Results, below). Please see Appendix A for citations.

Members of the Perdew family including Alexander, Joseph, and G.F.R.B Perdew settled the area west of Lytle Creek in the 1860s. The family started a school and a post office, attracting further settlement. The community became known as Grapeland for one of the most important local crops. The Perdews began patenting portions of Section 18 in 1881, acquiring most of the section (in addition to other holdings to the south) by the end of the century. By 1888, the family had built its own irrigation ditch, which crossed the Semi-Tropic Irrigation Company’s land and through Sections 7, 18, 24, and ended at a reservoir in Section 25. The ditch provided irrigation for the subject properties, and there was a building nearby labeled “Perdew” on the 1888 irrigation map (Figure 2). G.F.R.B Perdew planted 25 acres of peaches, which soon brought a substantial profit. Local farmers formed the Grapeland Irrigation District in 1890, in order to eliminate the need for less-profitable dry farming. Alexander Perdew was a director, and the Perdew Ditch was incorporated into the new district. However, local boosters never found enough money to develop their waterworks, and by the turn of the century Grapeland had died out and most residents had moved.



**Figure 2. Ontario Detail Irrigation Map**

Roland and Mabel Getchell purchased land near Lytle Creek (or Lytle Wash) in 1921. Roland Whittier Getchell was born in about 1895 in Los Angeles. He served with the Signal Corps in World War I. Roland met Mabel R. Yonkin, who was born in 1896, while living in Los Angeles, and they married in 1919 at the end of the war. They left for the Fontana area soon after, motivated by Roland's desire to escape the city's noise and crowding. The couple found exactly what they were looking for on the property – Roland would later reminisce fondly about the abundant wildlife and the lack of electricity or mail. About 1923, the Getchells began building their farmstead: they gathered cobblestones from Lytle Creek and constructed a two-car garage, a small outbuilding, and the house that now stands at 4055 Lytle Creek Road. Getchell also gathered pine trees in Lytle Creek Canyon to plant in front of the property.

Roland Getchell began farming upon settling at Lytle Creek, largely as a hobby; he planted a vegetable garden and a grove of orange trees, kept bees, and raised chickens and Hereford cattle. Roland also tracked weather, including rainfall, temperature, and wind speed, beginning in 1925 and continuing without missing a day for over 50 years. In 1943, he became an official rainfall recorder for the San Bernardino County Flood Control District. He supported his family and subsidized the little farm by working as an auto mechanic (as he had in his youth) and as an engineer for employers that included the Works Progress Administration and the Kaiser Steel Plant. Roland and Mabel had three children; their oldest,

Leland A., was born in 1920 in Los Angeles, just before they moved, while Loraine M. was born around 1923 and Norman Yonkin in 1931. Although Roland apparently always had other jobs, the couple took their small farm seriously, and petitioned the state in 1942 for permission to undertake a \$3,000 water-diversion project.

The Getchells built the house at 4175 Lytle Creek Road in 1945. Leland Getchell married Mary L. Dobbins Armstrong, who was born around 1920, in 1953, and they continued to live on the Getchell property into at least the 1960s, eventually moving to Florida. Norman graduated from Chaffey Junior College sometime around 1950 and then entered the Navy, serving in the Korean War. The last house on the Getchell parcel, at 4053 Lytle Creek Road, was built in 1957, and Roland Getchell retired from Kaiser Steel in 1959. The same year, Norman married Carolyn R. Larrabee. Carolyn, born in 1935, grew up in the Central Valley before attending the University of Redlands. She was teaching in the Highland School District by the time she married Norman.

Mabel Getchell died in 1964. In 1970, a fire on the property destroyed a garage, a shed, Roland's collection of antique cars, and around 50 hives of bees. Roland remarried in 1970, to Leila Taylor Allen, who was born in 1907. They divorced five years later. The state took around 25 acres from the Getchell property in order to build the Devore Freeway, which opened in 1979; Roland, who disliked the freeway's presence, took them to court to get what he considered fair compensation for the land. When he died in 1990, only Norman and Carolyn were still living on the property. They remained there for the rest of their lives. Norman Getchell died of cancer at home in 2008. Gary and Lynda Getchell, two of Norman and Carolyn's three children, seem to have continued to maintain the family property into the 2010s.

**Field Stone Masonry in Southern California.** Wood-frame construction has dominated American domestic architecture since the Colonial era, and has always been much more common than masonry. European immigrants, however, brought knowledge of masonry techniques, and vernacular masonry construction flourished where stone was inexpensive and easily available. Southern California is one such region, where granite is smoothed and rounded by the action of water over time, and easily available in arroyos or seasonal creeks known locally as "washes." California Mission buildings utilized some stone construction, and the first American settlers in the region began using freely available and virtually indestructible native stone for everything from field boundary walls, road beds, curbs, as well as all types of borders and decorative trim. As Craftsman architecture began to gain popularity after the turn of the century, the rounded river stones were favored all over the San Gabriel Valley and Inland Empire for use on chimneys, foundations, and battered porch columns. Domestic examples of this type of river stone masonry are still common throughout the region. The 1907 San Antonio Hospital building in Upland is a landmark example of the material on a public building.

It was much less common, however, for buildings to feature walls (either bearing or veneer) completely constructed of river stone, and surviving examples are vanishingly rare. Establishment of this important regional style is generally credited to Charles Fletcher Lummis, who constructed his own house near Pasadena's Arroyo Seco over a twelve-year period ending in 1910. A journalist by profession who lacked formal training or experience in building, Lummis (along with a small crew of laborers) gathered the stones for his house

from the Arroyo Seco and individually placed them by hand. He dubbed the house “El Alisal,” which blended Mission, Native American and Spanish Revival architectural styles with a radical manifestation of the Arts and Crafts hand-crafted ethos. The heyday of the Southern California river stone house arrived in 1910 as Lummis was completing his project, and lasted until about 1930. Architect Robert Orr, who was much better-known for designing elaborate school and church buildings, designed a number of landmark all-river stone buildings in the Claremont area between 1907 and 1915: the Johnson House, the NRHP-listed Pitzer-Peairs House, and the Johnson Ranch complex. Vernacular examples designed without the help of an architect were more common, as the inexpensive and lasting nature of the material was extremely attractive to farmers and builders with limited means. Although most have been demolished over the decades, many of those that survive have been recognized as historic landmarks. Mexican immigrant volunteers designed and constructed Our Lady of Guadalupe Catholic Mission in Irwindale between 1917 and 1919. It has been recognized as a landmark for its vernacular Mission-inspired architecture. The small house at 2110 Seventh Street (1926) in Riverside has been placed on the local historic register, and is an excellent example of the modest iteration of the river stone house, surviving examples of which have received historic status across Southern California. The Rock Castle in Perris is perhaps the most spectacular example of vernacular river stone construction in the Inland Empire. In 1928-1929, the Ragsdale family personally gathered the stones and constructed the hilltop house (visible from the 215) freeway, which references medieval castles as well as Mission architecture.

## Field Survey

During the field survey, BCR Consulting personnel carefully inspected the project site. Surface visibility was approximately 60 percent within the project site. Ground disturbances were severe and resulted from a variety of natural and artificial factors, including surface erosion, agricultural activities, and building and road construction. This property is located in a rural area. The road is winding with no sidewalks, and runs to the northwest of the property. Across the street, the ground slopes upwards into hills. Neighbors are relatively few and distant because of the large parcels. The buildings are surrounded by open land, mostly covered in wild grass and shrubs, and set back from the road. They are accessed by a dirt driveway that runs through trees along the roadside. Historic-period buildings were identified at 4053, 4055, and 4175 Lytle Creek Road. Descriptions of these resources is included below.

**4053 Lytle Creek Road.** The main building at 4053 Lytle Creek Road is a roughly square brick residence with a hipped, composition shingle roof. The northwest elevation includes a large brick chimney and the roof projects forward to shelter the roughly centered main entrance. Large windows take up considerable portions of all four elevations. Directly south of the house is a garage. It is a simple, square building with a hipped, composition shingle roof and double garage doors on the main elevation.

**4055 Lytle Creek Road.** The house at 4055 Lytle Creek Road is square in plan with an open courtyard at its center. The walls are stone and the cross-gabled roof features exposed rafter tails and is topped with a layer of composition sheeting. The house is constructed of rubble masonry (likely quarried from local creeks by its builder) with concrete infill at gable ends. Windows are wood casement and mostly tall, single-light, and arrayed in

rows. The main entrance is on the northwest elevation and is sheltered under a large projecting porch/port cochere under its own gabled roof. It is supported by heavy, battered columns of rubble masonry. There is also a large stone chimney on this façade. A screened porch occupies the majority of the southwest elevation and is accessed by a paneled wooden door via a set of stone steps. There is a third entrance with a porch (also accessed by stone steps) on the southeast elevation. The area behind the house is enclosed by dry-stacked stone walls, likely used as livestock enclosures. They have been partially damaged by flooding.

**4175 Lytle Creek Road.** The house at 4175 Lytle Creek Road is cross-gabled and square. The main entrance faces toward the driveway but away from the street, located on the west elevation, with a simple concrete pathway leading up to it. There is also a secondary entrance on the west elevation at the back of the house, accessed by a set of concrete steps. The walls are brick and the roof is composition shingle; there is a stone chimney centered on the west elevation. Windows are aluminum sliders and most have been boarded up. There is a concrete patio south of the house with a fireplace made of brick and stone at its southern edge.

## SIGNIFICANCE EVALUATIONS

During the field survey, three historic period houses were identified. CEQA calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, or designation under a local ordinance.

### Significance Criteria

**California Register of Historical Resources.** The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local, California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as

the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

### California Register Evaluation

**4053 Lytle Creek Road.** Criterion 1: 4053 Lytle Creek Road is not associated with events that have made a significant contribution to the broad patterns of our history. Research did not reveal any significant associations to any important historic contexts. Therefore the property is not eligible to the California Register under Criterion 1. Criterion B: 4053 Lytle Creek Road is not associated with the life of a person important to our history. Research did not reveal any significant associations to any important historic contexts. Therefore it is not eligible to the California Register under Criterion 2. Criterion 3: 4053 Lytle Creek Road is not significant for its architecture. It is a common example of its type, has been altered over the ensuing decades, and lacks architectural significance. For these reasons, the property is not eligible to the California Register under Criterion 3. Criterion 4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion 4. 4053 Lytle Creek Road does not appear to be a principal source of important information in this regard. The property does not qualify for historic listing at any level and is not a historical resource under CEQA.

**4055 Lytle Creek Road.** Criterion 1: 4055 Lytle Creek Road is associated with events that have made a significant contribution to the broad patterns of our history. It was constructed within the context of twentieth century farming and ranching, and is an excellent example of a local family ranch compound. The house, garage, and pump house were constructed by the Getchell family from indigenous local materials, and exemplify the ingenuity and grit early twentieth-century farmers required to remain on the land and to farm profitably in the semi-arid region. Although once a common local property type, development over recent decades has destroyed most family farm complexes. Therefore the property is eligible to the California Register under Criterion 1. Criterion 2: 4055 Lytle Creek Road is not associated with the life of a person important to our history. Research did not reveal any significant associations to any important historic contexts. Therefore it is not eligible to the California Register under Criterion 2. Criterion 3: 4055 Lytle Creek Road is significant for its architecture. It is an important example of a rare building type: a vernacular house constructed from locally-gathered river stone. Constructed in 1923-1925 (during the height of the material's popularity), river stone was attractive as for its indestructibility, its beauty, and (perhaps most importantly) because it could be freely gathered. Architectural features like the low-pitch roof with exposed rafter tails, interior courtyard, and porch/port-cochere reference the popular Craftsman style. Utilization of the stylish features as well as careful placement of large stones near the bottom of walls, shows the care and effort the Getchells (who had no architectural training or background in building) lavished on their home. Placement of the porch on the north elevation was a common local building feature in the hot inland region. For these reasons, the property is eligible to the California Register under Criterion 3. Criterion 4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion 4. 4055 Lytle Creek Road does not appear to be a principal source of important information in this regard. **The property does qualify as a historical resource under CEQA, and retains integrity of location, setting, design, materials, workmanship, feeling, and association.**

**4175 Lytle Creek Road.** Criterion 1: 4175 Lytle Creek Road is not associated with events that have made a significant contribution to the broad patterns of our history. Research did not reveal any significant associations to any important historic contexts. Therefore the property is not eligible to the California Register under Criterion 1. Criterion B: 4175 Lytle Creek Road is not associated with the life of a person important to our history. Research did not reveal any significant associations to any important historic contexts. Therefore it is not eligible to the California Register under Criterion 2. Criterion 3: 4175 Lytle Creek Road is not significant for its architecture. It is a common example of its type, has been altered over the ensuing decades, and lacks architectural significance. For these reasons, the property is not eligible to the California Register under Criterion 3. Criterion 4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion 4. 4175 Lytle Creek Road does not appear to be a principal source of important information in this regard. The property does not qualify for historic listing at any level and is not a historical resource under CEQA.

## RECOMMENDATIONS

BCR Consulting archaeologists identified three properties containing historic-era buildings, at 4053, 4055, and 4175 Lytle Creek Road. Two of the three properties (4053 and 4175 Lytle Creek Road) are not eligible for listing in the California Register and as such are not considered significant resources under CEQA. No additional cultural resources work or monitoring are necessary for these two properties. However, BCR Consulting recommends that the house at 4055 Lytle Creek Road is eligible for listing under Criteria 1 and 3 of the California Register, and as such is considered a historical resource (i.e. significant) under CEQA. CEQA guidelines state that “a project that may cause a substantial adverse change in the significance of a historical resource...may have a significant effect on the environment.” Furthermore, substantial adverse change is defined by the California Public Resource Code as “demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired” (PRC §5020.1[q]). The demolition of the house at 4055 Lytle Creek Road would constitute a “substantial adverse change in the significance of a historical resource.”

Preservation in place is the preferred manner of mitigating impacts to historical resources under CEQA. Where preservation is not an option, a data collection mitigation has been developed in which potential adverse effects of the proposed demolition would be reduced.

**Data Collection Mitigation.** Prior to any project-related impacts, the City shall complete or require the completion of Historic American Building Survey (HABS) *style* photographic documentation of the historical resource at 4055 Lytle Creek Road. While the photographs will meet HABS standards, only local curation (and no federal curation or involvement) will be necessary. The photographic documentation will be provided to the City (and any required local repositories) for curation. However:

In most cases the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of an historical resource (14 CCR § 15126.4(b)). However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance. In this context, recordation serves a legitimate archival purpose. The level of documentation required as a mitigation should be proportionate with the

level of significance of the resource (California Office of Historic Preservation 2001:6).

Through the implementation of this mitigation measure, impacts to the project site would be reduced. However it may not be possible to reduce those impacts below a level of significance.

**Accidental Discoveries.** If previously undocumented cultural resources are identified during earthmoving activities associated with development of the project site, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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**APPENDIX A**  
**DEPARTMENT OF PARK AND RECREATION 523 FORMS**

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or # (Assigned by recorder) 4053 Lytle Creek Road

**P1. Other Identifier:** 4053 Lytle Creek Road

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad** Devore **Date** 1988 **T** \_\_\_\_\_; **R** \_\_\_\_\_; **¼ of Sec** \_\_\_\_\_; **B.M.** \_\_\_\_\_

**c. Address** 4053 Lytle Creek Road **City** Fontana **Zip** 92358

**d. UTM:** (give more than one for large and/or linear resources) **Zone** 11; 459133.66 mE/ 3782114.898 mN

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is located in a rural area. The road is winding with no sidewalks, and runs to the northwest of the property. Across the street, the ground slopes upwards into hills. Neighbors are relatively few and distant because of the large parcels. The buildings are surrounded by open land, mostly covered in wild grass and shrubs, and set back from the road. They are accessed by a dirt driveway that runs through trees along the roadside. 4053 and 4055 Lytle Creek Road share a driveway, and the buildings are located near each other.

The main building at 4053 Lytle Creek Road is a roughly square brick residence with a hipped, composition shingle roof. The northwest elevation includes a large brick chimney and the roof projects forward to shelter the roughly centered main entrance. Large windows take up considerable portions of all four elevations.

Directly south of the house is a garage. It is a simple, square building with a hipped, composition shingle roof and double garage doors on the main elevation (continued, p. 3).

**\*P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date,



accession #) Photograph 1: House, northwest (main) and northeast elevations, camera facing southwest, photograph taken October 19, 2017.

**\*P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1957, San Bernardino County Assessor

**\*P7. Owner and Address:**

Norman and Carolyn Getchell Trust c/o Carolyn R. Getchell

**\*P8. Recorded by:** (Name, affiliation, address)

Kara Brunzell  
Brunzell Historical  
1613 B St  
Napa, CA 94559

**\*P9. Date Recorded:** October 19, 2017

**\*P10. Survey Type:** (Describe) Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 4053 Lytle Creek Road

B1. Historic Name: 4053 Lytle Creek Road  
B2. Common Name: 4053 Lytle Creek Road  
B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1957, Original Construction

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9. Architect: \_\_ b. Builder: n/a

\*B10. Significance: Theme n/a Area Fontana, California

Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4053 Lytle Creek Road does not meet the criteria for listing on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

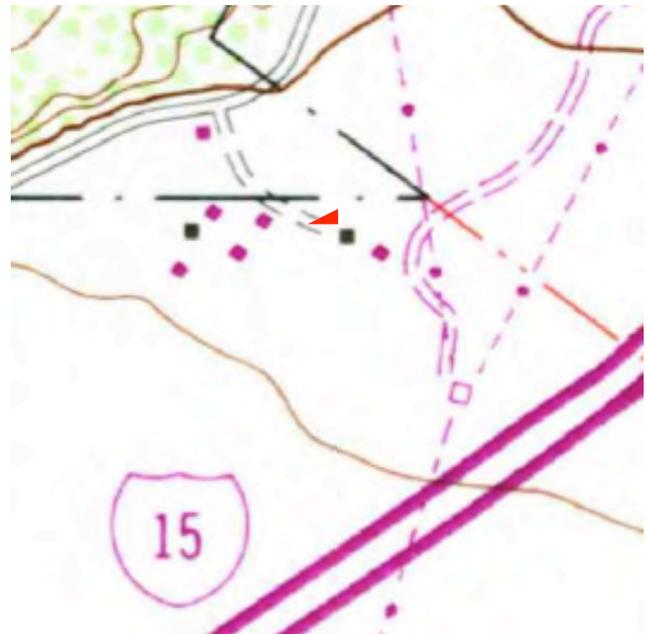
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: October 19, 2017

(This space reserved for official comments.)



Page 3 of 5 \*Resource Name or # (Assigned by recorder) 4053 Lytle Creek Road  
\*Recorded by Kara Brunzell \*Date: October 19, 2017  Continuation  Update

**\*P3a. Description: (continued):**



Photograph 2: Main house, northwest and southwest elevations, camera facing northeast, October 19, 2017.



Photograph 3: Main house, southeast and northeast elevations, camera facing west, October 19, 2017.



Photograph 4: Garage, northwest and southwest elevations, camera facing northeast, October 19, 2017.



Photograph 5: Garage, southwest and southeast elevations, camera facing north, October 19, 2017.



Photograph 6: Garage, southeast and northeast elevations, camera facing west, October 19, 2017.



Photograph 7: Shed to north of house and garage, camera facing north, October 19, 2017.

Page 4 of 5 \*Resource Name or # (Assigned by recorder) 4053 Lytle Creek Road

\*Recorded by Kara Brunzell

\*Date: October 19, 2017  Continuation  Update

**B10. Significance (continued):**

Fontana

In 1851, Mormons settling in the San Bernardino Valley purchased the land from Don Antonio Maria Lugo. Early communities in the San Bernardino County area started with this group of Mormons, although most of them returned to Salt Lake City in 1857. The Southern Pacific Railroad moved into the San Bernardino Valley in 1875, and the Santa Fe Railroad built a stop in the Fontana area in 1887, naming it Rosena. A trickle of settlement continued, and there were around 25 families living there by the time A. B. Miller arrived in 1905. He purchased the land the next year, and a town was laid out in 1909. Settlement was successfully promoted by a dedication ceremony and celebration in 1913, at which a number of plots in the area were sold. By 1927, there were 399 families with land in the area, and the township was officially created in 1929.<sup>1</sup>

Fontana remained an agricultural area for the first few decades of its existence; citrus, grain, grape, poultry, cattle, and swine production formed the basis of the local economy. World War II changed this dynamic with the establishment of the Fontana Kaiser Steel plant in 1942, the first ever steel mill west of the Mississippi. Fontana quickly became the West Coast's leading steel producer, and the plant remained in operation until 1984. Mickey Thompson's Fontana International Drag Way, an important drag racing strip, was established in the 1950s. While it no longer operates, Fontana retains a connection to drag racing with both a new drag strip and an automobile museum. Today, Fontana has a population of over 175,000 and has reached 56 square miles. Shipping and trucking play a major role in the city's economy.<sup>2</sup>

4053 Lytle Creek Road

Members of the Perdeu family including Alexander, Joseph, and G.F.R.B Perdeu settled the area west of Lytle Creek in the 1860s. The family started a school and a post office, attracting further settlement. The community became known as Grapeland for one of the most important local crops. The Perdeus began patenting portions of Section 18 in 1881, acquiring most of the section (in addition to other holdings to the south) by the end of the century. By 1888, the family had built its own irrigation ditch, which crossed the Semi-Tropic Irrigation Company's land and through Sections 7, 18, 24, and ended at a reservoir in Section 25. The ditch provided irrigation for the subject property, and there was a building near the location of the house labeled "Perdeu" on the 1888 irrigation map. G.F.R.B Perdeu planted 25 acres of peaches, which soon brought a substantial profit. Local farmers formed the Grapeland Irrigation District in 1890, in order to eliminate the need for less-profitable dry farming. Alexander Perdeu was a director, and the Perdeu Ditch was incorporated into the new district. Local boosters never found enough money to develop their waterworks, and by the turn of the century Grapeland had died out and most residents had moved.<sup>3</sup>

Roland and Mabel Getchell purchased land near Lytle Creek (or Lytle Wash as it is often known locally) in 1921. Roland Whittier Getchell was born in about 1895 in Los Angeles. He served with the Signal Corps in World War I. Roland met Mabel R. Yonkin, who was born in 1896, while living in Los Angeles, and they married in 1919 at the end of the war. They left for the Fontana area soon after, motivated by Roland's desire to escape the city's noise and crowding. The couple found exactly what they were looking for on the property – Roland would later reminisce fondly about the abundant wildlife and the lack of electricity or mail. About 1923, the Getchells began building their farmstead: they gathered cobblestones from Lytle Creek and constructed a two-car garage, small outbuilding, and the house that now stands at 4055 Lytle Creek Road. Getchell also gathered pine trees in Lytle Creek Canyon to plant in front of the property.<sup>4</sup>

Roland Getchell began farming upon settling at Lytle Creek, largely as a hobby; he planted a vegetable garden and a grove of orange trees, kept bees, and raised chickens and Hereford cattle. Roland also tracked weather, including rainfall, temperature, and wind speed, beginning in 1925 and continuing without missing a day for over 50 years. In 1943, he became an official rainfall recorder for the San Bernardino County Flood Control District. He supported his family and subsidized the little farm by working as an auto mechanic (as he had in his youth) and as an engineer for employers that included the Works Progress Administration and the Kaiser Steel Plant. Roland and Mabel had three children; their oldest, Leland A., was born in 1920 in Los Angeles, just before they moved, while Loraine M. was

<sup>1</sup> *Images of America: Fontana*, John Charles Anicic Jr., 2005, Arcadia Publishing: Charleston, Chicago, Portsmouth, San Francisco, p. 7, 8.

<sup>2</sup> Anicic, p. 7; "City of Fontana History," Fontana Chamber of Commerce, accessed 23 October 2017.

<sup>3</sup> Anicic, p. 17; U.S. Land Patent, A.G. Perdeu, 17 September 1881; California Engineering Department, Detail Irrigation Map, Ontario Sheet, 1888.

<sup>4</sup> San Bernardino County Sun, 17 November 1979; United States Federal Census, 1940; San Bernardino County Sun, California, Death Index, 1940 – 1997; California, County Birth, Marriage, and Death Records, 1949 – 1980.

Page 5 of 5 \*Resource Name or # (Assigned by recorder) 4053 Lytle Creek Road

\*Recorded by Kara Brunzell \*Date: October 19, 2017  Continuation  Update

born around 1923 and Norman Yonkin in 1931. Although Roland apparently always had other jobs, the couple took their small farm seriously, and petitioned the state in 1942 for permission to undertake a \$3,000 water-diversion project.<sup>5</sup>

The Getchells built the house at 4175 Lytle Creek Road in 1945. Leland Getchell married Mary L. Dobbins Armstrong, who was born around 1920, in 1953, and they continued to live on the Getchell property into at least the 60s, eventually moving to Florida. Norman graduated from Chaffey Junior College sometime around 1950 and then entered the Navy, serving in the Korean War. The last house on the Getchell parcel, at 4053 Lytle Creek Road, was built in 1957, and Roland Getchell retired from Kaiser Steel in 1959. The same year, Norman married Carolyn R. Larrabee. Carolyn, born in 1935, grew up in the Central Valley before attending the University of Redlands. She was teaching in the Highland School District by the time she married Norman.<sup>6</sup>

Mabel Getchell died in 1964. In 1970, a fire on the property destroyed a garage, a shed, Roland's collection of antique cars, and around 50 hives of bees. Roland remarried in 1970, to Leila Taylor Allen, who was born in 1907. They divorced five years later. The state took around 25 acres from the Getchell property in order to build the Devore Freeway, which opened in 1979; Roland, who disliked the freeway's presence, took them to court to get what he considered fair compensation for the land. When he died in 1990, only Norman and Carolyn were still living on the property. They remained there for the rest of their lives. Norman Getchell died of cancer at home in 2008. Gary and Lynda Getchell, two of Norman and Carolyn's three children, seem to have continued to maintain the family property into the 2010s.<sup>7</sup>

**Evaluation:**

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: 4053 Lytle Creek Road is not associated with events that have made a significant contribution to the broad patterns of our history. Research did not reveal any significant associations to any important historic contexts. Therefore the property is not eligible to the NRHP or CRHR under Criterion 1/A.

Criterion B/2: 4053 Lytle Creek Road is not associated with the life of a person important to our history. Research did not reveal any significant associations to any important historic contexts. Therefore it is not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 4053 Lytle Creek Road is not significant for its architecture. It is a common example of its type, has been altered over the ensuing decades, and lacks architectural significance. For these reasons, the property is not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 4053 Lytle Creek Road does not appear to be a principal source of important information in this regard.

The property does not qualify for historic listing at any level and is not a historic resource under CEQA.

<sup>5</sup> San Bernardino County Sun, 17 November 1979; California, Voter Registrations, 1900 – 1968; San Bernardino County Sun, 19 June 1990; California, Birth Index, 1905 – 1995; United States Federal Census, 1940.

<sup>6</sup> San Bernardino County Assessor; California, Marriage Index, 1949 – 1959; California, Voter Registration, 1900 – 1968; San Bernardino County Sun, 4 August 1950; The Desert Sun, 10 June 2008; San Bernardino County Sun, 9 April 1959; San Bernardino County Sun, 19 June 1990; San Bernardino County Sun, 17 November 1979.

<sup>7</sup> California, Death Index, 1940 – 1997; San Bernardino County Sun, 17 November 1919; California, Marriage Index, 1960 – 1985; California, Divorce Index, 1966 – 1984; San Bernardino County Sun 19 June 1990; The Desert Sun, 10 June 2008.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 8

\*Resource Name or # (Assigned by recorder) 4055 Lytle Creek Road

**P1. Other Identifier:** 4055 Lytle Creek Road

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad** Devore **Date** 1988 **T** 1N; **R** 5W; 1/4 of **Sec** 18; **B.M.**

c. Address 4055 Lytle Creek Road City Fontana Zip 92358

d. UTM: (give more than one for large and/or linear resources) Zone 11; 459046.57 mE/ 3782134.68 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is located in a rural area. The road is winding with no sidewalks, and runs to the northwest of the property. Across the street, the ground slopes upwards into hills. Neighbors are relatively few and distant because of the large parcels. The buildings are surrounded by open land, mostly covered in wild grass and shrubs, and set back from the road. They are accessed by a dirt driveway that runs through trees along the roadside. 4053 and 4055 Lytle Creek Road share a driveway, and the buildings are located near each other.

The house at 4055 Lytle Creek Road is square in plan with an open courtyard at its center. The walls are stone and the cross-gabled roof features exposed rafter tails and is topped with a layer of composition sheeting. The house is constructed of rubble masonry (likely quarried from local creeks by its builder) with concrete infill at gable ends. Windows are wood casement and mostly tall, single-light, and arrayed in rows. The main entrance is on the northwest elevation and is sheltered under a large projecting porch/port cochere under its own gabled roof. It is supported by heavy, battered columns of rubble masonry. There is also a large stone chimney on this façade. A screened porch occupies the majority of the southwest elevation and is accessed by a paneled wooden door via a set of stone steps. There is a third entrance with a porch (also accessed by stone steps) on the southeast elevation (continued, p. 3).

**\*P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date,

accession #) Photograph 1: Northwest (main) and northeast elevations, camera facing south, photograph taken October 19, 2017.

**\*P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1925, San Bernardino County Assessor

**\*P7. Owner and Address:**

Gary Getchell et al, care of Andrew and Cynthia Sampson

**\*P8. Recorded by:** (Name, affiliation, address)

Kara Brunzell

Brunzell Historical

1613 B St

Napa, CA 94559

**\*P9. Date Recorded:** October 19, 2017

**\*P10. Survey Type:** (Describe) Intensive

**\*P11. Report Citation:** (Cite survey report and other

sources, or enter "none.")

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record

District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information



Page 2 of 8

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) 4055 Lytle Creek Road

B1. Historic Name: 4055 Lytle Creek Road  
B2. Common Name: 4055 Lytle Creek Road  
B3. Original Use: Residence B4. Present Use: Residence

**\*B5. Architectural Style:**

**\*B6. Construction History:** (Construction date, alteration, and date of alterations) 1923-1925, Original Construction  
1970, garage burned

**\*B7. Moved?**  No  Yes  Unknown **Date:** \_\_\_\_\_ **Original Location:** \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9. Architect: \_\_ b. Builder: n/a

**\*B10. Significance: Theme** Twentieth century Agricultural expansion **Area** Fontana, California  
**Period of Significance** 1923-1990 **Property Type** Rural residential complex **Applicable Criteria** A/1 & C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
(see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:**

(See Footnotes)

B13. Remarks:

**\*B14. Evaluator:** Kara Brunzell

**\*Date of Evaluation:** October 19, 2017

(This space reserved for official comments.)



Page 3 of 8 \*Resource Name or # (Assigned by recorder) 4055 Lytle Creek Road

\*Recorded by Kara Brunzell

\*Date: October 19, 2017  Continuation  Update

**\*P3a. Description: (continued):**

To the southwest of the house are the remains of an ancillary building with similar materials and characteristics, which has been mostly destroyed. A concrete foundation and several low stone walls as well as most of the northwest elevation (including arched doorways) have survived. A small, gabled stone structure with a partial corrugated metal roof nearby to the southwest is in fair condition.



Photograph 2: Main entrance and porch, northwest elevation, camera facing south, October 19, 2017.



Photograph 3: Northwest and southwest elevations, camera facing northeast, October 19, 2017.



Photograph 4: Northwest and southwest elevations, camera facing east, October 19, 2017.



Photograph 5: Southwest elevation, camera facing north, October 19, 2017.

Page 4 of 8 \*Resource Name or # (Assigned by recorder) 4055 Lytle Creek Road

\*Recorded by Kara Brunzell \*Date: October 19, 2017  Continuation  Update



Photograph 6: Southwest and southeast elevations, camera facing north, October 19, 2017.



Photograph 7: Southeast elevation, camera facing northwest, October 19, 2017.



Photograph 8: Southeast and northeast elevations, camera facing west, October 19, 2017.



Photograph 9: Northeast elevation, camera facing west, October 19, 2017.



Photograph 10: Detail, windows on northeast elevation, camera facing west, October 19, 2017.



Photograph 11: Camera facing northwest, October 19, 2017.

Page 5 of 8 \*Resource Name or # (Assigned by recorder) 4055 Lytle Creek Road

\*Recorded by Kara Brunzell \*Date: October 19, 2017  Continuation  Update



Photograph 12: Camera facing south, October 19, 2017.



Photograph 13: Camera facing south, October 19, 2017.



Photograph 14: Detail, northwest elevation, October 19, 2017.



Photograph 15: Camera facing northeast, October 19, 2017.



Photograph 16: Camera facing north, October 19, 2017.



Photograph 17: Camera facing north, October 19, 2017.

**B10. Significance (continued):**

Page 6 of 8 \*Resource Name or # (Assigned by recorder) 4055 Lytle Creek Road

\*Recorded by Kara Brunzell \*Date: October 19, 2017  Continuation  Update

#### Fontana

In 1851, Mormons settling in the San Bernardino Valley purchased the land from Don Antonio Maria Lugo. Early communities in the San Bernardino County area started with this group of Mormons, although most returned to Salt Lake City in 1857. The Southern Pacific Railroad moved into the San Bernardino Valley in 1875, and the Santa Fe Railroad built a stop in the Fontana area in 1887, naming it Rosena. A trickle of settlement continued, and there were around 25 families living there by the time A. B. Miller arrived in 1905. He purchased the land the next year, and a town was laid out in 1909. Settlement was successfully promoted by a dedication ceremony and celebration in 1913, at which a number of plots in the area were sold. By 1927, there were 399 families with land in the area, and the township was officially created in 1929.<sup>1</sup>

The Semi-Tropic Water and Land Company incorporated in 1887 in order to sell real estate and water rights in San Bernardino County. The company acquired 285,000 acres of land along ten miles of Lytle Creek, giving it riparian rights and allowing it to control and sell the water. The company laid out small towns including Fontana, Rialto, Sansevaire, and Bloomington on its land holdings. In 1891, the company subdivided most of the land surrounding the town sites into 20-acre parcels it called "farm lots."

Fontana remained an agricultural area for the first few decades of its existence; citrus, grain, grape, poultry, cattle, and swine production formed the basis of the local economy. World War II changed this dynamic with the establishment of the Fontana Kaiser Steel plant in 1942, the first steel mill west of the Mississippi. Fontana quickly became the West Coast's leading steel producer, and the plant remained in operation until 1984. Mickey Thompson's Fontana International Drag Way, an important drag racing strip, was established in the 1950s. While it no longer operates, Fontana retains a connection to drag racing with both a new drag strip and an automobile museum. Today, Fontana has a population of over 175,000 and has reached 56 square miles. Shipping and trucking play a major role in the city's economy.<sup>2</sup>

#### 4055 Lytle Creek Road

Members of the Perdew family including Alexander, Joseph, and G.F.R.B Perdew settled the area west of Lytle Creek in the 1860s. The family started a school and a post office, attracting further settlement. The community became known as Grapeland for one of the most important local crops. The Perdews began patenting portions of Section 18 in 1881, acquiring most of the section (in addition to other holdings to the south) by the end of the century. By 1888, the family had built its own irrigation ditch, which crossed the Semi-Tropic Irrigation Company's land and through Sections 7, 18, 24, and ended at a reservoir in Section 25. The ditch provided irrigation for the subject property, and there was a building near the location of the house labeled "Perdew" on the 1888 irrigation map. G.F.R.B Perdew planted 25 acres of peaches, which soon brought a substantial profit. Local farmers formed the Grapeland Irrigation District in 1890, in order to eliminate the need for less-profitable dry farming. Alexander Perdew was a director, and the Perdew Ditch was incorporated into the new district. Local boosters never found enough money to develop their waterworks, and by the turn of the century Grapeland had died out and most residents had moved.<sup>3</sup>

Roland and Mabel Getchell purchased land near Lytle Creek (or Lytle Wash as it is often known locally) in 1921. Roland Whittier Getchell was born in about 1895 in Los Angeles. He served with the Signal Corps in World War I. Roland met Mabel R. Yonkin, who was born in 1896, while living in Los Angeles, and they married in 1919 at the end of the war. They left for the Fontana area soon after, motivated by Roland's desire to escape the city's noise and crowding. The couple found exactly what they were looking for on the property – Roland would later reminisce fondly about the abundant wildlife and the lack of electricity or mail. About 1923, the Getchells began building their farmstead: they gathered cobblestones from Lytle Creek and constructed a two-car garage, small outbuilding, and the house that now stands at 4055 Lytle Creek Road. Getchell also gathered pine trees in Lytle Creek Canyon to plant in front of the property.<sup>4</sup>

Roland Getchell began farming upon settling at Lytle Creek, largely as a hobby; he planted a vegetable garden and a grove of orange trees, kept bees, and raised chickens and Hereford cattle. Roland also tracked weather, including rainfall, temperature, and wind speed, beginning in 1925 and continuing without missing a day for over 50 years. In 1943, he became an official rainfall recorder for the San Bernardino County Flood Control District. He supported his family and subsidized the little farm by working as an auto mechanic (as he had in his youth) and as an engineer for employers that included the Works Progress Administration and the Kaiser Steel Plant. Roland and Mabel had three children; their oldest, Leland A., was born in 1920 in Los Angeles, just before they moved, while Loraine M. was

<sup>1</sup> *Images of America: Fontana*, John Charles Anicic Jr., 2005, Arcadia Publishing: Charleston, Chicago, Portsmouth, San Francisco, p. 7, 8.

<sup>2</sup> Anicic, p. 7; "City of Fontana History," Fontana Chamber of Commerce, accessed 23 October 2017.

<sup>3</sup> Anicic, p. 17; U.S. Land Patent, A.G. Perdew, 17 September 1881; California Engineering Department, Detail Irrigation Map, Ontario Sheet, 1888.

<sup>4</sup> San Bernardino County Sun, 17 November 1979; United States Federal Census, 1940; San Bernardino County Sun, California, Death Index, 1940 – 1997; California, County Birth, Marriage, and Death Records, 1949 – 1980.

Page 7 of 8 \*Resource Name or # (Assigned by recorder) 4055 Lytle Creek Road

\*Recorded by Kara Brunzell \*Date: October 19, 2017  Continuation  Update

born around 1923 and Norman Yonkin in 1931. Although Roland apparently always had other jobs, the couple took their small farm seriously, and petitioned the state in 1942 for permission to undertake a \$3,000 water-diversion project.<sup>5</sup>

The Getchells built the house at 4175 Lytle Creek Road in 1945. Leland Getchell married Mary L. Dobbins Armstrong (who was born around 1920) in 1953, and they continued to live on the Getchell property until at least the 1960s, eventually moving to Florida. Norman graduated from Chaffey Junior College sometime around 1950 and then entered the Navy, serving in the Korean War. The last house on the Getchell parcel, at 4053 Lytle Creek Road, was built in 1957, and Roland Getchell retired from Kaiser Steel in 1959. The same year, Norman married Carolyn R. Larrabee. Carolyn, born in 1935, grew up in the Central Valley before attending the University of Redlands. She was teaching in the Highland School District by the time she married Norman.<sup>6</sup>

Mabel Getchell died in 1964. In 1970, a fire on the property destroyed most of the garage, a shed, Roland's collection of antique cars, and around 50 hives of bees. Roland remarried in 1970, to Leila Taylor Allen, who was born in 1907. They divorced five years later. The state took around 25 acres from the Getchell property in order to build the Devore Freeway, which opened in 1979; Roland, who disliked the freeway's presence, took them to court to get what he considered fair compensation for the land. When he died in 1990, only Norman and Carolyn were still living on the property. They remained there for the rest of their lives. Norman Getchell died of cancer at home in 2008. Gary and Lynda Getchell, two of Norman and Carolyn's three children, seem to have continued to maintain the family property into the 2010s.<sup>7</sup>

#### Field Stone Masonry in Southern California

Wood-frame construction has dominated American domestic architecture since the Colonial era, and has always been much more common than masonry. European immigrants, however, brought knowledge of masonry techniques, and vernacular masonry construction flourished where stone was inexpensive and easily available. Southern California is one such region, where granite is smoothed and rounded by the action of water over time, and easily available in arroyos or seasonal creeks known locally as "washes." California Mission buildings utilized some stone construction, and the first American settlers in the region began using freely available and virtually indestructible native stone for everything from field boundary walls, road beds, curbs, as well as all types of borders and decorative trim. As Craftsman architecture began to gain popularity after the turn of the century, the rounded river stones were favored all over the San Gabriel Valley and Inland Empire for use on chimneys, foundations, and battered porch columns. Domestic examples of this type of river stone masonry are still common throughout the region, but the 1907 San Antonio Hospital building in Upland is a landmark example of the material on a public building.<sup>8</sup>

It was much less common, however, for buildings to feature walls (either bearing or veneer) completely constructed of river stone, and surviving examples are vanishingly rare. Establishment of this important regional style is generally credited to Charles Fletcher Lummis, who constructed his own house near Pasadena's Arroyo Seco over a twelve-year period ending in 1910. A journalist by profession who lacked formal training or experience in building, Lummis (along with a small crew of laborers) gathered the stones for his house from the Arroyo Seco and individually placed them by hand. He dubbed the house "El Alisal," which blended Mission, Native American and Spanish Revival architectural styles with a radical manifestation of the Arts and Crafts hand-crafted ethos. The heyday of the Southern California river stone house arrived in 1910 as Lummis was completing his project, and lasted until about 1930. Architect Robert Orr, who was much better-known for designing elaborate school and church buildings, designed a number of landmark all-river stone buildings in the Claremont area between 1907 and 1915: the Johnson House, the NRHP-listed Pitzer-Peairs House, and the Johnson Ranch complex. Vernacular examples designed without the help of an architect were more common, as the inexpensive and lasting nature of the material was extremely attractive to farmers and builders with limited means. Although most have been demolished over the decades, many of those that survive have been recognized as historic landmarks. Mexican immigrant volunteers designed and constructed Our Lady of Guadalupe Catholic Mission in Irwindale between 1917 and 1919. It has been recognized as a landmark for its vernacular Mission-

<sup>5</sup> San Bernardino County Sun, 17 November 1979; California, Voter Registrations, 1900 – 1968; San Bernardino County Sun, 19 June 1990; California, Birth Index, 1905 – 1995; United States Federal Census, 1940.

<sup>6</sup> San Bernardino County Assessor; California, Marriage Index, 1949 – 1959; California, Voter Registration, 1900 – 1968; San Bernardino County Sun, 4 August 1950; The Desert Sun, 10 June 2008; San Bernardino County Sun, 9 April 1959; San Bernardino County Sun, 19 June 1990; San Bernardino County Sun, 17 November 1979.

<sup>7</sup> California, Death Index, 1940 – 1997; San Bernardino County Sun, 17 November 1919; California, Marriage Index, 1960 – 1985; California, Divorce Index, 1966 – 1984; San Bernardino County Sun 19 June 1990; The Desert Sun, 10 June 2008.

<sup>8</sup> Virginia Lee McAlester, *Field Guide to American Houses*, Alfred A. Knopf, New York: 2013, 40; National Register of Historic Places Inventory Form, Old San Antonio Hospital, prepared by Sita E. Chaney, 5 July 1979.

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\*Recorded by Kara Brunzell \*Date: October 19, 2017  Continuation  Update

inspired architecture. The small house at 2110 Seventh Street (1926) in Riverside has been placed on the local historic register, and is an excellent example of the modest iteration of the river stone house, surviving examples of which have received historic status across Southern California. The Rock Castle in Perris is perhaps the most spectacular example of vernacular river stone construction in the Inland Empire. In 1928-1929, the Ragsdale family personally gathered the stones and constructed the hilltop house (visible from the 215 freeway, which references medieval castles as well as Mission architecture.<sup>9</sup>

**Evaluation:**

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: 4055 Lytle Creek Road is associated with events that have made a significant contribution to the broad patterns of our history. It was constructed within the context of twentieth century farming and ranching, and is an excellent example of a local family ranch compound. The house, garage, and pump house were constructed by the Getchell family from indigenous local materials, and exemplify the ingenuity and grit early twentieth-century farmers required to remain on the land and to farm profitably in the semi-arid region. Although once a common local property type, development over recent decades has destroyed most family farm complexes. Therefore the property is eligible to the NRHP or CRHR under Criterion 1/A.

Criterion B/2: 4055 Lytle Creek Road is not associated with the life of a person important to our history. Research did not reveal any significant associations to any important historic contexts. Therefore it is not eligible to the NRHP or CRH under Criterion B/2.

Criterion C/3: 4055 Lytle Creek Road is significant for its architecture. It is an important example of a rare building type: a vernacular house constructed from locally-gathered river stone. Constructed in 1923-1925 (during the height of the material's popularity), river stone was attractive as for its indestructability, its beauty, and (perhaps most importantly) because it could be freely gathered. Architectural features like the low-pitch roof with exposed rafter tails, interior courtyard, and porch/port-cochere reference the popular Craftsman style. Utilization of the stylish features as well as careful placement of large stones near the bottom of walls, shows the care and effort the Getchells (who had no architectural training or background in building) lavished on their home. Placement of the porch on the north elevation was a common local building feature in the hot inland region. For these reasons, the property is eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 4055 Lytle Creek Road does not appear to be a principal source of important information in this regard.

The property does qualify as a historical resource under CEQA.

<sup>9</sup> DPR 523 Form, "The Robert and Climena O'Brien House," prepared by Ronald V. May and Kiley Wallace, March 2016; KCET, "El Alisal: Built Stone by Stone," 16 October 2011, <https://www.kcet.org/shows/departures/el-alisal-built-stone-by-stone>, accessed 9 November 2017; Susan Straight, "Rock Walls and Stone Sunbursts: The Quarry-Faced Homes of Southern California's Past," 26 July 2012, KCET, 2017, <https://www.kcet.org/socal-focus/rock-walls-and-stone-sunbursts-the-quarry-faced-homes-of-southern-californias-past>, accessed 9 November 2017; City of Irwindale, City Council Resolution No. 2009, 60-2418, 28 October 2009; Self-Guided Tour, North Claremont, Claremont Heritage 2016, <http://www.claremontheritage.org/northclmttour.html>, accessed 9 November 2017; Steve Lech, "Back in the Day: Rock Castle graces Perris hilltop," 28 September 2014, updated 28 September 2017, Riverside Press Enterprise, <http://www.pe.com/2014/09/28/back-in-the-day-rock-castle-graces-perris-hilltop/>, accessed 9 November 2017.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 6

\*Resource Name or # (Assigned by recorder) 4175 Lytle Creek Road

**P1. Other Identifier:** 4175 Lytle Creek Road

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad** Devore **Date** 1988 **T** \_\_\_\_\_; **R** \_\_\_\_\_; \_\_\_\_\_ **¼ of Sec** \_\_\_\_\_; \_\_\_\_\_ **B.M.**

c. Address 4175 Lytle Creek Road City Fontana Zip 92358

d. UTM: (give more than one for large and/or linear resources) Zone 11; 458655.799 mE/ 3781981.93 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is located in a rural area. The road is winding with no sidewalks, and runs to the northwest of the property. Across the street, the ground slopes upwards into hills. Neighbors are relatively few and distant because of the large parcels. The buildings are surrounded by open land, mostly covered in wild grass and shrubs, and set back from the road. They are accessed by a curving driveway that runs through trees along the roadside. Trees and several large cacti surround the house, along with a low stone wall.

The house at 4175 Lytle Creek Road is cross-gabled and square. The main entrance faces toward the driveway but away from the street, located on the west elevation, with a simple concrete pathway leading up to it. There is also a secondary entrance on the west elevation at the back of the house, accessed by a set of concrete steps. The walls are brick and the roof is composition shingle; there is a stone chimney centered on the west elevation. Windows are aluminum sliders and most have been boarded up. There is a concrete patio south of the house with a fireplace made of brick and stone at its southern edge (continued, p. 3).

**\*P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date,

accession #) Photograph 1: North and west (main) elevations of house with outbuilding visible in background right of frame, camera facing southeast, photograph taken October 19, 2017.



**\*P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1945, San Bernardino County Assessor

**\*P7. Owner and Address:**

Norman and Carolyn Getchell Trust

**\*P8. Recorded by:** (Name, affiliation, address)

Kara Brunzell  
Brunzell Historical  
1613 B St  
Napa, CA 94559

**\*P9. Date Recorded:** October 19, 2017

**\*P10. Survey Type:** (Describe) Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

Page 2 of 6

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 4175 Lytle Creek Road

B1. Historic Name: 4175 Lytle Creek Road  
B2. Common Name: 4175 Lytle Creek Road  
B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1945, Original Construction

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9. Architect: \_\_ b. Builder:

\*B10. Significance: Theme n/a Area Fontana, California

Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

4175 Lytle Creek Road does not meet the criteria for listing on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: October 19, 2017

(This space reserved for official comments.)



Page 3 of 6 \*Resource Name or # (Assigned by recorder) 4175 Lytle Creek Road \_\_\_\_\_

\*Recorded by Kara Brunzell

\*Date: October 19, 2017  Continuation  Update

**\*P3a. Description: (continued):**

To the south of the house is a simple rectangular storage building. It is brick with a composition shingle shed roof. There is a wooden door on the east elevation and a wooden garage door on the west elevation.



Photograph 2: North and west elevations, camera facing southeast, October 19, 2017.



Photograph 3: West and south elevations, camera facing northeast, October 19, 2017.



Photograph 4: South and east elevations, camera facing northwest, October 19, 2017.



Photograph 5: East and north elevations, camera facing southwest, October 19, 2017.

Page 4 of 6 \*Resource Name or # (Assigned by recorder) 4175 Lytle Creek Road

\*Recorded by Kara Brunzell

\*Date: October 19, 2017  Continuation  Update



Photograph 6: South elevation and patio, camera facing east, October 19, 2017.



Photograph 7: Shed, south and east elevations, with south elevation of house and fireplace right of frame, camera facing northwest, October 19, 2017.



Photograph 8: Shed, north and west elevations, camera facing southeast, October 19, 2017.



Photograph 9: Shed, north and west elevations, camera facing southeast, October 19, 2017.

### B10. Significance (continued):

#### Fontana

In 1851, Mormons settling in the San Bernardino Valley purchased the land from Don Antonio Maria Lugo. Early communities in the San Bernardino County area started with this group of Mormons, although most of them returned to Salt Lake City in 1857. The Southern Pacific Railroad moved into the San Bernardino Valley in 1875, and the Santa Fe Railroad built a stop in the Fontana area in 1887, naming it Rosena. A trickle of settlement continued, and there were around 25 families living there by the time A. B. Miller arrived in 1905. He purchased the land the next year, and a town was laid out in 1909. Settlement was successfully promoted by a dedication ceremony and celebration in 1913, at which a number of plots in the area were sold. By 1927, there were 399 families with land in the area, and the township was officially created in 1929.<sup>1</sup>

Fontana remained an agricultural area for the first few decades of its existence; citrus, grain, grape, poultry, cattle, and swine production formed the basis of the local economy. World War II changed this dynamic with the establishment of the Fontana Kaiser Steel plant in 1942, the first ever steel mill west of the Mississippi. Fontana quickly became the West Coast's leading steel producer, and the plant remained in operation until 1984. Mickey Thompson's Fontana International Drag Way, an important drag racing strip, was established in

<sup>1</sup> *Images of America: Fontana*, John Charles Anicic Jr., 2005, Arcadia Publishing: Charleston, Chicago, Portsmouth, San Francisco, p. 7, 8.

<sup>2</sup> Anicic, p. 7; "City of Fontana History," Fontana Chamber of Commerce, accessed 23 October 2017.

Page 5 of 6 \*Resource Name or # (Assigned by recorder) 4175 Lytle Creek Road

\*Recorded by Kara Brunzell \*Date: October 19, 2017  Continuation  Update

the 1950s. While it no longer operates, Fontana retains a connection to drag racing with both a new drag strip and an automobile museum. Today, Fontana has a population of over 175,000 and has reached 56 square miles. Shipping and trucking play a major role in the city's economy.<sup>2</sup>

#### 4175 Lytle Creek Road

Members of the Perdew family including Alexander, Joseph, and G.F.R.B Perdew settled the area west of Lytle Creek in the 1860s. The family started a school and a post office, attracting further settlement. The community became known as Grapeland for one of the most important local crops. The Perdews began patenting portions of Section 18 in 1881, acquiring most of the section (in addition to other holdings to the south) by the end of the century. By 1888, the family had built its own irrigation ditch, which crossed the Semi-Tropic Irrigation Company's land and through Sections 7, 18, 24, and ended at a reservoir in Section 25. The ditch provided irrigation for the subject property, and there was a building near the location of the house labeled "Perdew" on the 1888 irrigation map. G.F.R.B Perdew planted 25 acres of peaches, which soon brought a substantial profit. Local farmers formed the Grapeland Irrigation District in 1890, in order to eliminate the need for less-profitable dry farming. Alexander Perdew was a director, and the Perdew Ditch was incorporated into the new district. Local boosters never found enough money to develop their waterworks, and by the turn of the century Grapeland had died out and most residents had moved.<sup>3</sup>

Roland and Mabel Getchell purchased land near Lytle Creek (or Lytle Wash as it is often known locally) in 1921. Roland Whittier Getchell was born in about 1895 in Los Angeles. He served with the Signal Corps in World War I. Roland met Mabel R. Yonkin, who was born in 1896, while living in Los Angeles, and they married in 1919 at the end of the war. They left for the Fontana area soon after, motivated by Roland's desire to escape the city's noise and crowding. The couple found exactly what they were looking for on the property – Roland would later reminisce fondly about the abundant wildlife and the lack of electricity or mail. About 1923, the Getchells began building their farmstead: they gathered cobblestones from Lytle Creek and constructed a two-car garage, small outbuilding, and the house that now stands at 4055 Lytle Creek Road. Getchell also gathered pine trees in Lytle Creek Canyon to plant in front of the property.<sup>4</sup>

Roland Getchell began farming upon settling at Lytle Creek, largely as a hobby; he planted a vegetable garden and a grove of orange trees, kept bees, and raised chickens and Hereford cattle. Roland also tracked weather, including rainfall, temperature, and wind speed, beginning in 1925 and continuing without missing a day for over 50 years. In 1943, he became an official rainfall recorder for the San Bernardino County Flood Control District. He supported his family and subsidized the little farm by working as an auto mechanic (as he had in his youth) and as an engineer for employers that included the Works Progress Administration and the Kaiser Steel Plant. Roland and Mabel had three children; their oldest, Leland A., was born in 1920 in Los Angeles, just before they moved, while Loraine M. was born around 1923 and Norman Yonkin in 1931. Although Roland apparently always had other jobs, the couple took their small farm seriously, and petitioned the state in 1942 for permission to undertake a \$3,000 water-diversion project.<sup>5</sup>

The Getchells built the house at 4175 Lytle Creek Road in 1945. Leland Getchell married Mary L. Dobbins Armstrong, who was born around 1920, in 1953, and they continued to live on the Getchell property into at least the 60s, eventually moving to Florida. Norman graduated from Chaffey Junior College sometime around 1950 and then entered the Navy, serving in the Korean War. The last house on the Getchell parcel, at 4053 Lytle Creek Road, was built in 1957, and Roland Getchell retired from Kaiser Steel in 1959. The same year, Norman married Carolyn R. Larrabee. Carolyn, born in 1935, grew up in the Central Valley before attending the University of Redlands. She was teaching in the Highland School District by the time she married Norman.<sup>6</sup>

<sup>2</sup> Anicic, p. 7; "City of Fontana History," Fontana Chamber of Commerce, accessed 23 October 2017.

<sup>3</sup> Anicic, p. 17; U.S. Land Patent, A.G. Perdew, 17 September 1881; California Engineering Department, Detail Irrigation Map, Ontario Sheet, 1888.

<sup>4</sup> San Bernardino County Sun, 17 November 1979; United States Federal Census, 1940; San Bernardino County Sun, California, Death Index, 1940 – 1997; California, County Birth, Marriage, and Death Records, 1949 – 1980.

<sup>5</sup> San Bernardino County Sun, 17 November 1979; California, Voter Registrations, 1900 – 1968; San Bernardino County Sun, 19 June 1990; California, Birth Index, 1905 – 1995; United States Federal Census, 1940.

<sup>6</sup> San Bernardino County Assessor; California, Marriage Index, 1949 – 1959; California, Voter Registration, 1900 – 1968; San Bernardino County Sun, 4 August 1950; The Desert Sun, 10 June 2008; San Bernardino County Sun, 9 April 1959; San Bernardino County Sun, 19 June 1990; San Bernardino County Sun, 17 November 1979.

Page 6 of 6 \*Resource Name or # (Assigned by recorder) 4175 Lytle Creek Road \_\_\_\_\_

\*Recorded by Kara Brunzell \*Date: October 19, 2017  Continuation  Update

Mabel Getchell died in 1964. In 1970, a fire on the property destroyed a garage, a shed, Roland's collection of antique cars, and around 50 hives of bees. Roland remarried in 1970, to Leila Taylor Allen, who was born in 1907. They divorced five years later. The state took around 25 acres from the Getchell property in order to build the Devore Freeway, which opened in 1979; Roland, who disliked the freeway's presence, took them to court to get what he considered fair compensation for the land. When he died in 1990, only Norman and Carolyn were still living on the property. They remained there for the rest of their lives. Norman Getchell died of cancer at home in 2008. Gary and Lynda Getchell, two of Norman and Carolyn's three children, seem to have continued to maintain the family property into the 2010s.<sup>7</sup>

**Evaluation:**

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: 4175 Lytle Creek Road is not associated with events that have made a significant contribution to the broad patterns of our history. Research did not reveal any significant associations to any important historic contexts. Therefore the property is not eligible to the NRHP or CRHR under Criterion 1/A.

Criterion B/2: 4175 Lytle Creek Road is not associated with the life of a person important to our history. Research did not reveal any significant associations to any important historic contexts. Therefore it is not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 4175 Lytle Creek Road is not significant for its architecture. It is a common example of its type, has been altered over the ensuing decades, and lacks architectural significance. For these reasons, the property is not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 4175 Lytle Creek Road does not appear to be a principal source of important information in this regard.

The property does not qualify for historic listing at any level and is not a historic resource under CEQA.

<sup>7</sup> California, Death Index, 1940 – 1997; San Bernardino County Sun, 17 November 1919; California, Marriage Index, 1960 – 1985; California, Divorce Index, 1966 – 1984; San Bernardino County Sun 19 June 1990; The Desert Sun, 10 June 2008.

**APPENDIX B**  
**PROJECT PHOTOGRAPHS**

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Photo 1: Project Overview (NE View)



Photo 2: Remnants of Dry Stacked Rock Wall (N View)

**APPENDIX C**  
**PALEONTOLOGICAL RESOURCES ASSESSMENT**

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Natural History Museum  
of Los Angeles County  
900 Exposition Boulevard  
Los Angeles, CA 90007

tel 213.763.DINO  
www.nhm.org



Vertebrate Paleontology Section  
Telephone: (213) 763-3325

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11 October 2017

BCR Consulting  
505 West 8th Street  
Claremont, CA 91711

Attn: David Brunzell, Principal Investigator / Archaeologist

re: Paleontological resources for the Vertebrate Paleontology Records Search for the proposed CapRock Warehouse Project, in the City of Fontana, San Bernardino County, project area

Dear David:

I have conducted a thorough check of our paleontology collection records for the locality and specimen data for the proposed CapRock Warehouse Project, in the City of Fontana, San Bernardino County, project area as outlined on the portion of the Devore USGS topographic quadrangle map that Nicholas Shepetuk sent to me via e-mail on 27 September 2017. We do not have any vertebrate fossil localities that lie directly within the proposed project area, but we do have localities farther afield from sedimentary deposits similar to those that may occur subsurface in the proposed project area.

Bedrock in the San Bernardino Mountains adjacent to the northwest, and at depth in the proposed project area, consist of metamorphic rocks that will not contain recognizable fossils. In the northwestern portion of the proposed project area, and adjacent to the southwestern portion, the surface deposits consist of coarse older Quaternary Alluvium, derived as fan deposits from the more elevated terrain adjacent to the northwest. These deposits are unlikely to contain significant vertebrate fossils and we have no localities nearby from these deposits. Otherwise, the proposed project area has surface sediments composed are of younger Quaternary Alluvium, derived broadly as alluvial fan deposits from the San Gabriel Mountains to the north via Lytle Creek that currently flows to the north and east. These deposits typically do not contain

significant vertebrate fossils, at least in the uppermost layers, and we have no fossil vertebrate localities anywhere nearby from these types of deposits. But these deposits may contain pockets of finer-grained sediments, particularly at depth, that may well contain significant vertebrate fossil remains. Our closest vertebrate fossil locality from somewhat similar basin deposits is LACM 7811, quite to the south-southwest of the proposed project area in the Jurupa Valley north of Norco, that produced a fossil specimen of whipsnake, *Masticophis*, at a depth of 9 to 11 feet below the surface. Our next closest fossil vertebrate locality from somewhat similar Quaternary deposits is LACM 1207, south-southwest of the proposed project area between Corona and Norco, that produced a fossil specimen of deer, *Odocoileus*.

Excavations in the coarse fan deposits in the northwestern portion of the proposed project area are unlikely to uncover significant vertebrate fossils. Excavations in that area that extend down into metamorphic bedrock will not encounter any recognizable fossil remains. Surface grading or shallow excavations in the younger Quaternary alluvial fan deposits exposed in most of the proposed project area are unlikely to encounter significant vertebrate fossils. Deeper excavations in the latter area that extend down into older finer-grained Quaternary deposits, however, may well encounter significant remains of fossil vertebrates. Any substantial excavations in the finer-grained sedimentary deposits in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains while not impeding development. Sediment samples should also be collected from the finer-grained deposits in the proposed project area and processed to determine their small fossil potential. Any fossils collected should be placed in an accredited scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in cursive script that reads "Samuel A. McLeod".

Samuel A. McLeod, Ph.D.  
Vertebrate Paleontology

enclosure: invoice